

Current Zoning: Residential 1 (R-1)
Comparison Sheet for transition from R-1 to T3-S

Proposed Zoning: T3 - S
T3 - SUBURBAN

(This applies to the majority of R-1 lots)

Same Standards: Impervious coverage, height

Different Standards:

- Lot size reduced from 12,500 SF to 9,000 SF;
- width reduced from 100' minimum to 75' minimum;
- front setback reduced from 30' minimum to 20' minimum;
- side setback reduced from 15' to 10';
- accessory building setbacks all changed to 5' from side or rear

Special Standards:

- A sizable amount of R-1 is waterfront. There are provisions in T3-S for waterfront lots, requiring increased lot width of 100 feet, and lot area (12,500 sf) and also maintaining existing garage placement requirements - garages can be forward of the main house so that the house can face the water.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met

Use Changes: none